

Ref: HPK/2009/0391

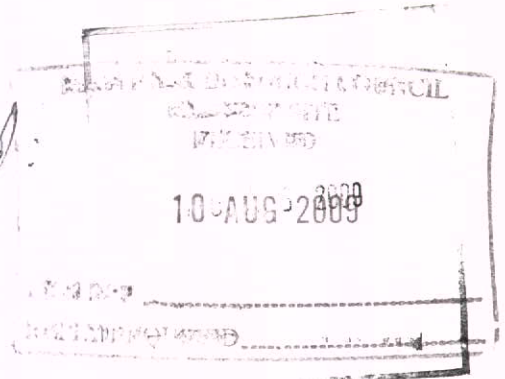
HPK/2009/0391
Planning Support

DESIGN AND ACCESS STATEMENT

AMOUNT: The proposed building consists of:

Ground Floor Area: 81.6 m^2

First Floor Area: 67.7 m^2



LAYOUT: The height of the proposed building (7717mm) has been kept below the level of the adjacent dwelling at No: 11 (8620). As per Dwg 115. The length and depth are within the confines of No: 11 and the width provides a comfortable living area, which is 1-1m wider than the existing garage. (Site Plan, scale 1:200 (Dwg No: 110))

SCALE:

The property footprint of 81.6 m^2 is comfortably contained within the site of 397.7 m^2 , with additional parking and turning area of 135.6 m^2 . Dwg No: 114.

LANDSCAPE:

The whole area to the rear and side of the building will remain a grassed area. The front of the property will be cobbled setts in keeping with the road access to the property. Dwg No: 110.

APPEARANCE:

The gable ended porch has been designed in to provide some symmetry with the outriggers of NO 11 + NO 9. All materials are of natural stone for roof + walls which includes heads, cills and mullions similar to NO 11. Woodgrain UPVC windows + doors which are sympathetic to NO 11 (NO: 9 are in white UPVC). Woodgrain UPVC fascia soffits + bargeboards provide low maintenance.

ACCESS:

Access along Wren Nest Terrace will not be increased through the proposed development, as the property will be occupied by the owner son, who has recently returned from military service.